

PETITION FOR ZONING VARIANCE 84-342-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 to permit lot widths of 52.5 and 53 ft.

Instead of the required 55 ft. for lots 20-A and 20-B respectively.

Also to permit a side street setback of 10 ft. instead of the

required 25 ft. for lot 20-A.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. To make good use of the land
2. To build a residential dwelling

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: (Type or Print Name) \_\_\_\_\_  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
City and State \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_  
Home Telephone No. \_\_\_\_\_

Legal Owner(s):  
Charles L. Carter  
(Type or Print Name)  
Signature  
(Type or Print Name)  
Signature

5539 Thunder Hill Road 722-9999  
Address Phone No.  
Columbia, Maryland 21045  
City and State

ORDERED BY The Zoning Commission of Baltimore County, this 24th day of April, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of June, 1984, at 2:30 o'clock P.M.

By: *Carl J. Jablon*  
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: May 16, 1984  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
Zoning Petition Nos. 84-335-A, 84-336-A, 84-337-SPH, 84-338-A,  
84-339-A, 84-342-A, 84-343-A and 84-344-SPH  
SUBJECT: \_\_\_\_\_

There are no comprehensive planning factors requiring comment on these petitions.

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

84-342-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of April, 1984.

*Arnold Jablon*  
Arnold Jablon  
Zoning Commissioner

Petitioner Charles L. Carter  
Petitioner's Attorney  
Received by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 28, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ooo  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Charles L. Carter  
5539 Thunder Hill Road  
Columbia, Maryland 21045

RE: Item No. 281 - Case No. 84-342-A  
Petitioner - Charles L. Carter  
Variance Petition

Dear Mr. Carter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

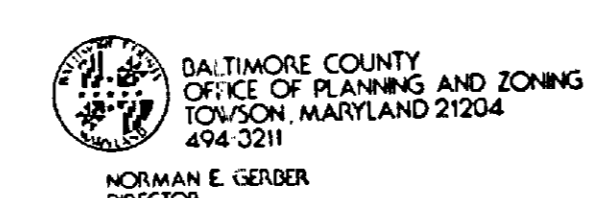
*Nicholas B. Commodari*

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Boender Associates  
3565 Ellicott City, Maryland 21043



NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

4/30/84  
Re: Zoning Advisory Meeting of 4-24-84  
Item # 281  
Property Owner: CHARLES L. CARTER  
Location: 5539 Thunder Hill Road, Columbia, MD

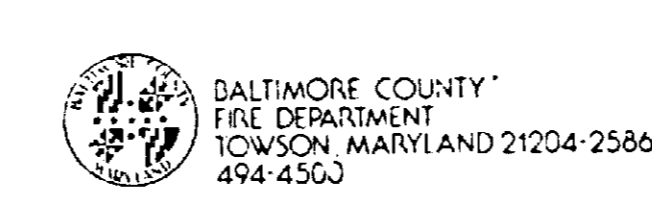
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-95 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by 811 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 811 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: \_\_\_\_\_

*Eugene A. Bober*  
Eugene A. Bober  
Chief, Current Planning and Development

cc: James Hoswell



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. RENCKE  
CHIEF

May 3, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Charles L. Carter

Location: NW/Cor. Robert Avenue and Eastwood Avenue

Item No.: 281 Zoning Agenda: Meeting of 4/24/84

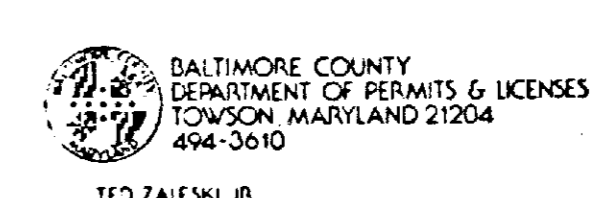
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *George M. Hagan*  
George M. Hagan  
Special Inspection Division

/mb



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

TED EICHENJUR  
DIRECTOR

April 25, 1984

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 281 Zoning Advisory Committee Meeting are as follows:

Property Owner: Charles L. Carter  
Location: NW/Cor. Robert Avenue and Eastwood Avenue  
Existing Zoning: D-1, S-1  
Proposed Zoning: Variance to permit lot widths of 52.5' in lieu of the required 55' for lots 20-A and 20-B and to permit a side street setback of 10' in lieu of the required 25' for lot 20-A.

Address: 0,323  
District: 1st.

The items checked below are applicable:

- ☒ All structures shall conform to the Baltimore County Building Code 1981, Council Bill 4-82 \_\_\_\_\_ and other applicable Code.
- ☒ A building/\_\_\_\_\_ other \_\_\_\_\_ miscellaneous \_\_\_\_\_
- ☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- ☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ An exterior wall erected within 5'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall as required if construction is on the lot line, see Table 401, Line 2, Section 1107 and Table 401. Also Section 503.2.
- ☒ Requested variance appears to conflict with the Baltimore County Building Code, Section/A \_\_\_\_\_.
- ☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ☒ Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- ☒ Comments \_\_\_\_\_

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,  
*Charles E. Burman*  
Charles E. Burman, Chief  
Plans Review

CEB:bs

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14<sup>th</sup> day of June, 1984, that the herein Petition for Variance(s) to permit lot widths of 52.5 feet and 53 feet in lieu of the required 55 feet for Lots 20-A and 20-B, respectively, and a side yard setback of 10 feet in lieu of the required 25 feet for Lot 20-A for the proposed two dwellings, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. The existing house on Lot 20 shall be removed.
2. Any dwelling constructed on the proposed Lots 20A and 20B shall be located within the envelopes shown on the site plan.

*John M. H. Jung*  
Deputy Zoning Commissioner  
of Baltimore County

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NW Corner Robert & Eastwood : OF BALTIMORE COUNTY  
Aves., 1st District  
CHARLES L. CARTER, Petitioner : Case No. 84-342-A  
: : : : :  
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 11th day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to Charles L. Carter, 5039 Thunder Hill Road, Columbia, MD 21045, Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Date: May 29, 1984  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items  
Meeting - April 24, 1984

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

Item #275 - Louis DiPasquale  
Item #277 - Security Mini Storage  
Item #278 - Industrial Enterprises, Inc.  
Item #281 - Charles L. Carter

Meeting - May 1, 1984

Item #284 - 122 Slade Ltd. Partnership  
Item #285 - James R. Gugliette, Sr., et ux  
Item #286 - I.U.E. Local #130  
Item #287 - Middle River Square Club, Inc.  
Item #288 - Beechwood Development Corp.  
Item #289 - Bernard W. Baker  
Item #291 - M. TylorGatchell, et ux

*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJE/PLH

6/4  
84-342-A

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

June 14, 1984

Mr. Charles L. Carter  
5039 Thunder Hill Road  
Columbia, Maryland 21045

RE: Petition for Variances  
NW/Corner of Robert Ave. and East-  
wood Ave. - 1st Election District  
Charles L. Carter - Petitioner  
No. 84-342-A (Item No. 281)

Dear Mr. Carter:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

*John M. H. Jung*  
JOHN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

Mr. Charles L. Carter  
5039 Thunder Hill Road  
Columbia, Maryland 21045

May 9, 1984

NOTICE OF HEARING

Re: Petition for Variances  
NW/Corner Robert Avenue and Eastwood  
Avenue (paper street)  
Charles L. Carter - Petitioner  
Case No. 84-342-A

TIME: 9:30 A.M.

DATE: Tuesday, June 5, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*John M. H. Jung*  
Zoning Commissioner  
of Baltimore County

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 1st Date of Posting: 5-17-84  
Posted for: *Zimmerman*  
Petitioner: *Charles L. Carter*  
Location of property: *NW/Corner of Robert Avenue and Eastwood Avenue (paper street)*  
Location of Sign: *at front of 1st Robert Avenue*  
Remarks:  
Posted by: *John M. H. Jung* Date of return: 5-25-84  
Number of Signs: 1

PETITION FOR VARIANCES  
in Election District  
LOCATION: Northwest corner of  
Robert Avenue and Eastwood Avenue  
(paper street)  
DATE: 5-17-84  
FILED: 5-17-84  
COUNTY OFFICE BUILDING, 111 W.  
CHESAPEAKE AVENUE, TOWSON, MD  
21204  
The Zoning Commissioner of Baltimore County, by authority of the Board and Regulations of Baltimore County, will hold a public hearing on the petition for variance for Lot 20-A and 20-B, respectively, and to permit a side yard setback of 10 ft. instead of the required 25 ft. for Lot 20-A.  
In the event the petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, require any request for a stay of the issuance of said permit during this period for more than ten (10) days request must be presented in writing by the date of the hearing and shown or made at the hearing.  
By Order of the Zoning Commissioner  
ARNOLD JABLON  
of Baltimore County  
May 17, 1984

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance  
55232

was inserted in the following:

☒ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 19 day of May 1984, that is to say, the same was inserted in the issues of

May 17, 1984

PATUXENT/PUBLISHING CORP.  
By *John M. H. Jung*

PETITION FOR VARIANCES  
in Election District  
LOCATION: Northwest corner of  
Robert Avenue and Eastwood Avenue  
(paper street)  
DATE: 5-17-84  
FILED: 5-17-84  
COUNTY OFFICE BUILDING, 111 W.  
CHESAPEAKE AVENUE, TOWSON, MD  
21204  
The Zoning Commissioner of Baltimore County, by authority of the Board and Regulations of Baltimore County, will hold a public hearing on the petition for variance for Lot 20-A and 20-B, respectively, and to permit a side yard setback of 10 ft. instead of the required 25 ft. for Lot 20-A.  
In the event the petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, require any request for a stay of the issuance of said permit during this period for more than ten (10) days request must be presented in writing by the date of the hearing and shown or made at the hearing.  
By Order of the Zoning Commissioner  
ARNOLD JABLON  
of Baltimore County  
May 17, 1984

CERTIFICATE OF PUBLICATION

TOWSON, MD, May 17, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 17th day of June, 1984, before the 25th day of June, 1984, the 30th publication appearing on the 17th day of May, 1984.

THE JEFFERSONIAN  
*L. Frank Strickland*  
Manager

Cost of Advertisement, \$ 12.00

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 128290  
DATE: 4/12/84 ACCOUNT: R-01-615-000  
AMOUNT: 35.00  
RECEIVED FROM: *Charles L. Carter*  
FOR: *file for Lot # 281*  
1 Clot  
043\*\*\*\*\*35001b 61284  
VALIDATION ON SIGNATURE OF CASHIER

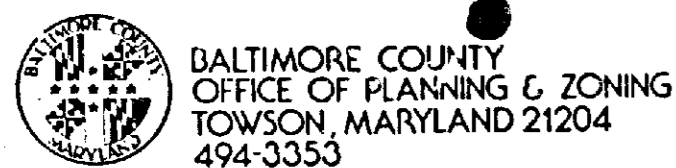
IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS

Defendant

CERTIFICATE OF PUBLICATION OF



ARNOLD JABLON  
ZONING COMMISSIONER

May 31, 1984

Mr. Charles L. Carter  
5039 Thunder Hill Road  
Columbia, Maryland 21045

Re: Petition for Variances  
NW/cor. Robert Avenue and Eastwood Avenue  
Charles L. Carter - Petitioner  
Case No. 84-342-A

Dear Mr. Carter:

This is to advise you that \$39.80 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 130522

ARNOLD JABLON  
Zoning Commissioner

DATE 6/5/84 ACCOUNT R-01-615-000

AMOUNT \$39.80 (cash)

RECEIVED FROM Charles L. Carter  
FOR Advertising and Posting Case #84-342-A

C 016\*\*\*\*\*398010 6054A

#### Zoning Description

Beginning on the northwest corner of Robert Avenue and Eastwood Avenue (paper street), being previously known as lots 18, 19, and 20 on the plat of Winter's Heights 7-144, to be resubdivided into lots 20-A and 20-B. Also was previously known as 107 Robert Avenue, 1st Election District.

#### PETITION FOR VARIANCES

1st Election District

ZONING: Petition for Variances

LOCATION: Northwest corner Robert Avenue and Eastwood Avenue (paper street)

DATE & TIME: Tuesday, June 5, 1984 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

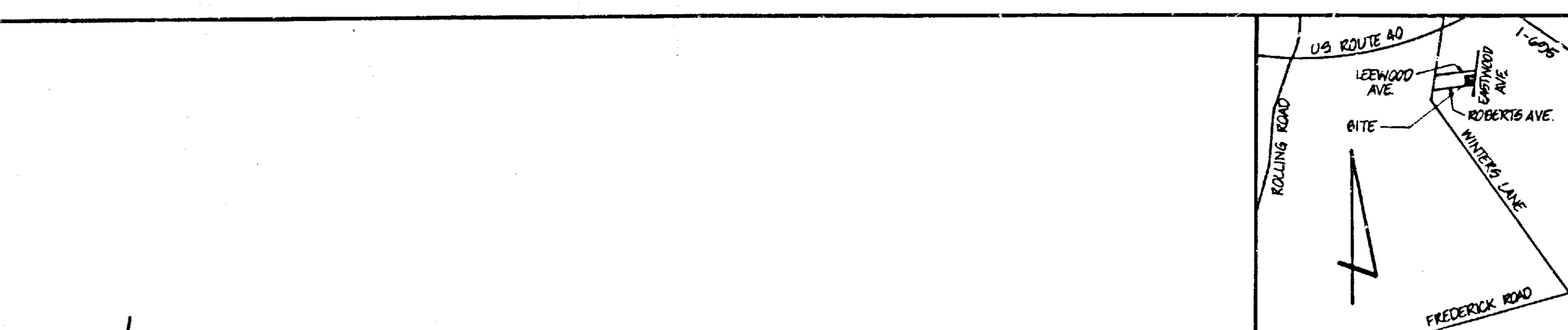
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit lot widths of 52.5 ft. and 53 ft. instead of the required 55 ft. for Lots 20-A and 20-B, respectively and to permit a side yard setback of 10 ft. instead of the required 25 ft. for Lot 20-A

Being the property of Charles L. Carter, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



VICINITY MAP  
SCALE 1"=200'

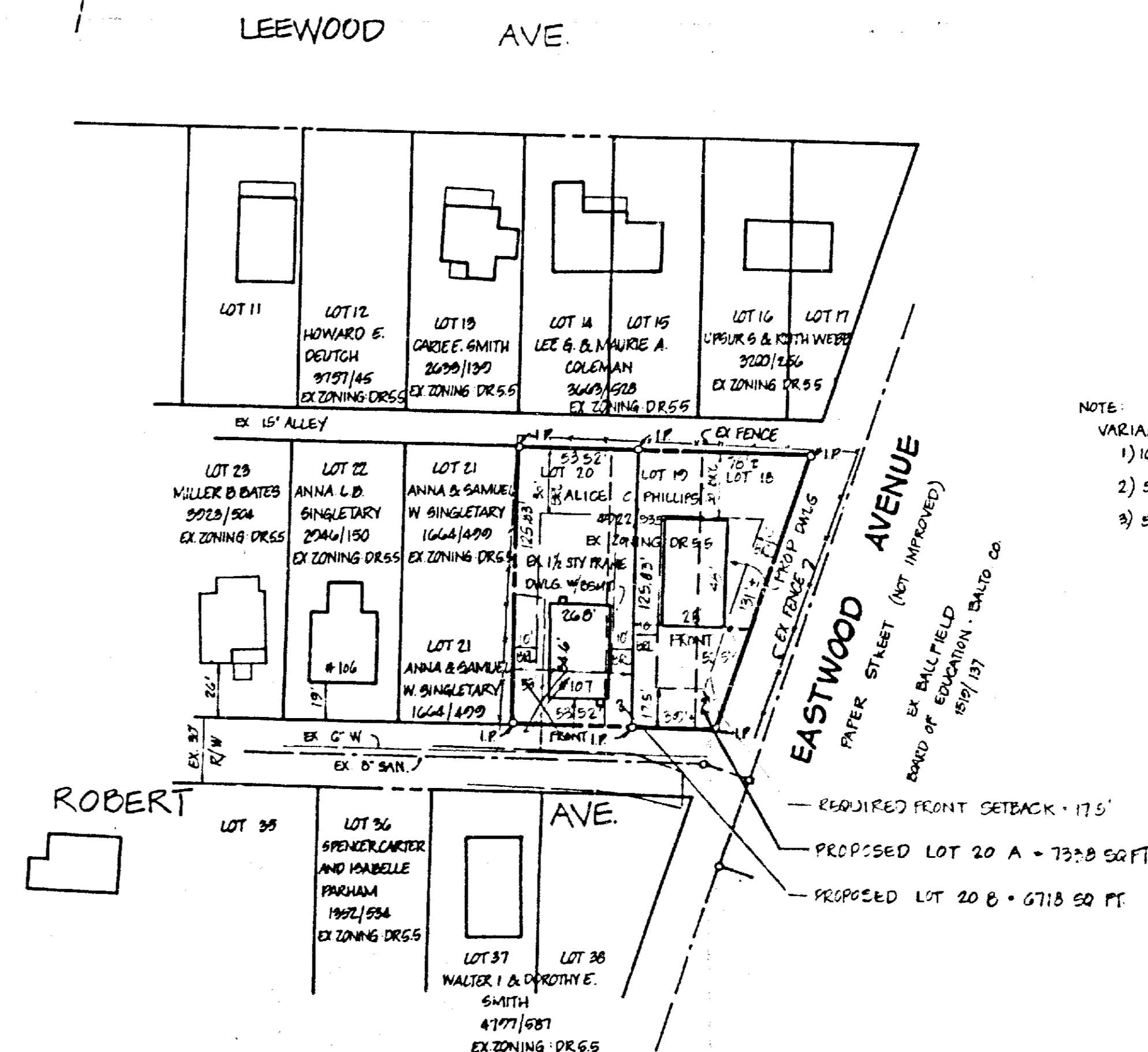
#### GENERAL NOTES

1. TAX MAP: 101, PARCEL: 121A
2. EX ZONING: DR. 5.6
3. DEED REFERENCE: 6723/696
4. PROPERTY SHOWN HEREIN IS BASED ON THE FOLLOWING PLAT: WINTER'S HEIGHTS REDIVIDED IN PLATBOOK 7 AT FOLIO 14A
5. PLUM C WATER AND SEWER ARE EXISTING
6. TOTAL AREA LOTS 18, 19 AND 20: 40,564.75 SQ. FT. OR 0.923 AC.

#### NOTE:

VARIANCE FOR:

- 1) 10' SETBACK TO EASTWOOD AVE. INSTEAD OF 25'
- 2) 52.5' AT PROP. HOUSE FRONT INSTEAD OF 55' (LOT 20 A)
- 3) 53' AT EXISTING HOUSE FRONT INSTEAD OF 55' (LOT 20 B)



TITLE: PLAT FOR ZONING VARIANCES AND RESUBDIVISION OF LOTS 18, 19 AND 20 INTO LOTS 20-A AND 20-B									
PROJECT: LOTS 18, 19 & 20 - ROBERT AVE.									
LOCATION: 1ST ELECTION DISTRICT		TAX MAP: 101		BALD CO. MARYLAND					
DATE: APR 1984	SCALE: 1"=50'	DESIGN BY:	DRAWN BY:	CHECKED BY:	DRAWING NO. 1 OF 1	JOB NO. 84072			
boender associates 5545 ELLICOTT HILLS DRIVE ELLICOTT CITY, MARYLAND 21043 301-466-7777							engineers surveyors planners		

APR 12 1984

NOV 4 1984